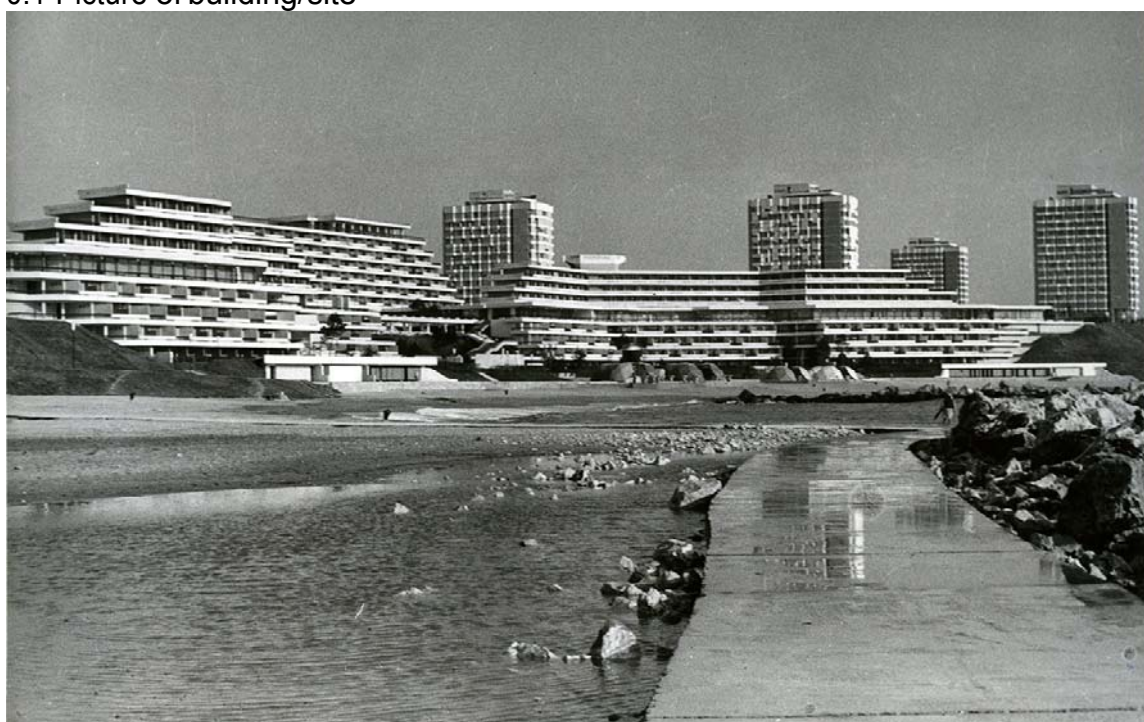


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Minimum Documentation Fiche 2003

composed by national/regional working party of:
Architects' Chamber of Romania (OAR)

0.1 Picture of building/site



depicted item: "Amfiteatru" Hotel Complex
source: Archives of the Architects' Union of Romania
date: - post 1972 (c)

1. Identity of building/group of buildings/urban scheme/landscape/garden

- | | |
|------------------------------|--|
| 1.1 current name of building | "Amfiteatru, Belvedere, Panoramic" Hotel Complex |
| 1.2 variant or former name | "Amfiteatru" Hotel Complex |
| 1.3 number & name of street | Amfiteatru St. |
| 1.4 town | Mangalia, Olimp Resort |
| 1.5 province/state | Constanta |
| 1.6 zip code | 905503 |
| 1.7 country | Romania |

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- 1.8 national grid reference
- 1.9 classification/typology
- 1.10 protection status & date

2 History of building

2.1 original brief/purpose

RES – hotels, accommodation proposed for listing in A class of protection, on national level, in 2010.

The hotel complex consists of three hotels: “Amfiteatru”, located centrally, with 680 accommodation places, “Panoramic” with 425 places and “Belvedere” with 467 places. Apart from these, there are buildings destined for the whole resort, such as commercial or leisure spaces.

2.2 dates: commission/completion

commission date: 1971

completion date: 1972

2.3 architectural and other designers

Design team – part of “Carpați” Design Institute:

Architecture: arch. Șerban Manolescu – project manager, arch. Radu Mănăila, arch. Dan Ioanovici, arch. Răzvan Florea, arch. Simona Matei, arch. Carmen Beldiman, arch. Mircea Cristescu, arch. Mircea Anania.

2.4 others associated with building Consulting engineers:

Structures: eng. Traian Popp, eng. Drăgoi Badea, eng. Mircea Mironescu, eng. Andrei Bortnovski, eng. Crăciun.

Technical-sanitary plumbing: eng. Mircea Oniga, eng. Crișan Câmpeanu, eng. Stelian Toader.

Electrical installations: eng. Valentin Marinescu

Decorations, furniture: arch. Andrei Olsufiev, arch. Victor Abraham

Monumental art elements by painters from Constanța: Edith Orlovksa, Ethel and Silviu Bairaș, Eugen Mărgărit and Ion Mira.

2.5 significant alterations with dates

Changes at façade level, especially in the case of Panoramic Hotel, by closing the balconies, which changes the image, until then rendered by a series of white, strong horizontal lines (represented by terraces). The local interventions on the façades (advertisements, inscriptions) and floors, are ugly (the grass-imitating moquette is quickly deteriorating and has an unpleasant aspect). There is the risk of distorting the image of the ensemble by building several new constructions, which initially had a temporary destination, for the beach management. In time, some of these buildings got higher and became commercial spaces which block the view to the seaside of the inferior floor rooms

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- 2.6 current use
- 2.7 current condition

3 Description

3.1 general description

of the hotels. Also, their presence deteriorates the image of the ensemble along the promenade.

Accommodation, tourism

Good but repairs are necessary, following the initial project.

The authors of the design speak about it in terms of “built part” when they refer to hotels per se, in contrast to the beach and its landscape design, which actually represent, “the largest space of the ensemble”. Here, a special attention is paid to a complex “approach” where the built space, although important as a volume, becomes an integral part of the landscape setting. This fact is better noticed in the transversal section, very suggestive for an intervention which valorizes the characteristics of the landscape. In the section, we notice a resumption of the off-set solution – a first terrace provided with hedges, creates individual gardens for each room of the first level of accommodation. A second terrace is destined for the outdoor pools of the hotels and is arranged like a park, with larger green spaces and with areas of taller vegetation, so located as not to block the view towards the sea. Surprisingly, this landscaping was preserved in good conditions until today. The final terrace is, obviously, made out of the beach itself. In order to amplify the beach surface, embankment works have been made.

3.2 construction

The main level of vertical access (access to the reception desk/ accommodation, descent to the beach, access to facilities) is situated at +18 meters and was obtained due to important ground works.

The ensemble is organized around an interior yard, situated at the inferior level, which however, maintains the opening towards the view, on one of the long sides. At this level, the space continuity governs the composition, establishing the flux through a series of diverse spaces.

The accommodation levels under the main one are organized in a simple tract, in successive offsets, making room for ample terraces for each room. The superior levels

are disposed in a double tract (*Amfiteatru* Hotel) and a simple tract (*Panoramic* and *Belvedere* Hotels).

The main façade of the complex, unified by the common promenade level, covers the topographic forms, strongly emphasizing the horizontal. The dominant white color – at least at its origin – integrates the ensemble into the landscape. The terraces and the continuous balconies of each level bring about deep shadows which emphasize the horizontal line – that is why it is preferable to keep the terraces open. The continuity of the image is supported by the longitudinal section, with volume offsets and specific details.

The decorative precast elements for the façades were executed in the precast polygon situated nearby and were set on position and despite the small number of models their assembling process achieves a diverse composition. Although some of the components require repair works, the elements are not difficult to replicate.

The design concept – of integrating the constructions into the landscape while emphasizing it – is supported by each architectural detail – from the functional distribution of the plans, to the sections, in an attempt to implant the ensemble into the ground, and up to the composition of the façades and the position of monumental art objects. The excellent use of the concept has made the “Amfiteatru” Hotel Complex an exceptional achievement of the seventh decade of the 20th century architecture.

3.3 context

4 Evaluation

4.1 technical

The construction of the complex in a very short period of time – 9-10 months, which is not surprising in the context of the era – has meant a remarkable technological effort. The foundation was made at the +4.00m mark, where the composition of the soil permitted it, and the diaphragms from among the chambers at this level, work as buttresses, taking over the pressure of the ground. The solution adopted for the terraces has meant successive offsets, once every two levels – in order to diminish the number of piles, and the volumetric differences resulted from this

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solution were diminished by the different treatment of the logs. The overground levels were less problematic, being resolved independently of the underground ones, with a free ground floor, supported by pillars – in order to permit the development of the commercial spaces. The current levels were resolved in a diaphragm system and monolith platforms, using pre-slabs.

4.2 social

The powerful, emblematic image for the Romanian seaside is associated with luxury, even though now the state of the complex is far from luxurious.

In the past, having been a preferred place for accommodation for foreign tourists, Amfiteatru Hotel is a well known image outside Romania.

4.3 cultural & aesthetic

The architectural, artistic and urban value of the Amfiteatru complex is exceptional, due to the qualities given by the special image, the functionality of the complex, the proportions and the art of the façades, due to the good establishment of the building, through form and placement, in the seaside landscape and the representative character for the architectural culture of the postwar period, illustrating the special quality reached by a new architecture program (that of seaside leisure).

It is a unique complex in the architectural context of the Romanian seaside, due to its compositional solution of establishing itself into the landscape, through a remarkable terrace alternation with different depths at different levels.

4.4 historical

4.5 general assessment

Shortly after finalizing its construction, it has established itself as an iconic image of the modern architecture of the Romanian seaside, being one of the images with “publicity” value at international level.

It is one of the most important creations of the architect Serban Manolescu, the one who was rewarded with the Opera Omnia award during the Architecture Annual, in 2008.

The 60s-70s period in Romanian architecture is marked by the reduced possibility of stylistic experimentation, due to economic restrictions. One of the notable exceptions is represented by the seaside construction, where the freedom of expression is big, due

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to the fact that we are talking about unique projects. One of the most ample and spectacular ensembles is the *Amfiteatru* Hotel, which therefore became representative for the entire modern architecture of the Romanian seaside.

5 Documentation

5.1 principal references

Lăzărescu C. – Arhitectura litoralului Mării Negre” Arhitectura” Review, no. 6/1971, pages 2 – 23
Grimberg, S. – Noi realizări în industrializarea construcțiilor pe litoral”, Arhitectura Review no., 6/1971, pages 60 – 63.
Manolescu, - Stațiunea Olimp, Ansamblul Olimp A”, Arhitectura” Review, no. 6/1971, pages 70 – 73.

Manolescu, Mănăilă, R. – Ansamblul Amfiteatru în stațiunea Olimp”, Arhitectura” Review, no. 6/1972, pages 3 – 16.

Curinschi Vorona, Gh. Istorica arhitecturii în România”, Technical Publishing House, Bucharest, 1981, p. 385

5.2 visual material attached

Layout plan, conceptual designs
Survey drawings in “Arhitectura” Review, no. 6/1972

Detail images in “Arhitectura” Review, no. 6/1972

Images of interior in “Arhitectura” Review, no. 6/1972

Survey images in “Arhitectura” Review, no. 6/1972

Plans and sections in “Arhitectura” Review, no. 6/1972

Groundfloor plan in “Arhitectura” Review, no. 6/1972

Detail photographs, 2010, author Ruxandra Nemțeanu

Photographs on the interventions on the beach, 2010, author Ruxandra Nemțeanu

Photographs of the reversible interventions at the level of the façade, 2010, author Ruxandra Nemțeanu

Survey photographs, 2010, author Ruxandra Nemțeanu

5.3 rapporteur/date

Miruna Stroe/2012

6 Fiche report examination by ISC/R

name of examining ISC member:

date of examination:

approval:

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working party/ref. n°:
comments:

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